

TO LET

Retail Unit

High profile central commercial location

60.24 sq. m. (648 sq. ft.)

No rates payable subject to status

Year 1 – Rent £200 per month

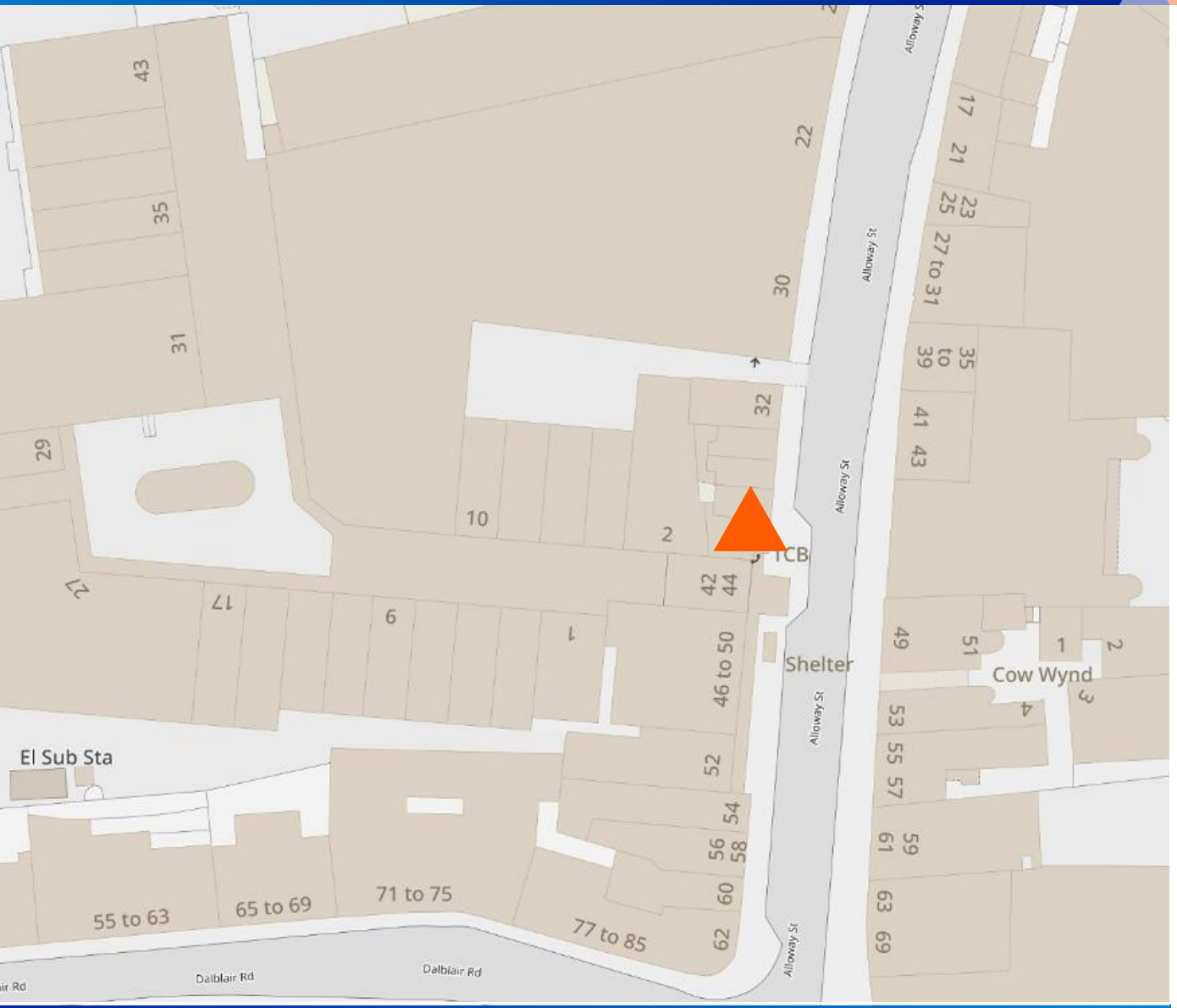
WHAT 3 WORDS

40 ALLOWAY STREET, AYR, KA7 1SH

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Location



FIND ON GOOGLE MAPS

Ayr is the main town within the South Ayrshire Council area having a resident population of around 46,800.

The property enjoys the benefit of a busy commercial location in the heart of Ayr town centre with adjacent traders including Clydesdale Bank, Thomas Cook and R S McColl.

Accommodation

The subjects comprise a single storey retail unit within a terrace of similar incorporating display window and single entrance doorway to front.

Internal accommodation comprises the following:

- Retail Area
- Basement
- Staff W.C.

The basement could be used as additional retail space or for storage.

	m^2	ft^2
	60.24	648

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Rental

Year 1 rental will be £200 per month rising to £800 per month from year 2 of the lease onwards.

Lease Terms

The property is available on a new Full Repairing Insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £5,600

100% rates remission may be available under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.





Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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